



## 8 MARINE HOUSE

Muirfield Drive, Gullane, EH31 2ER



1

Public Room



1

Bedrooms



1

Bathroom



# 8 MARINE HOUSE

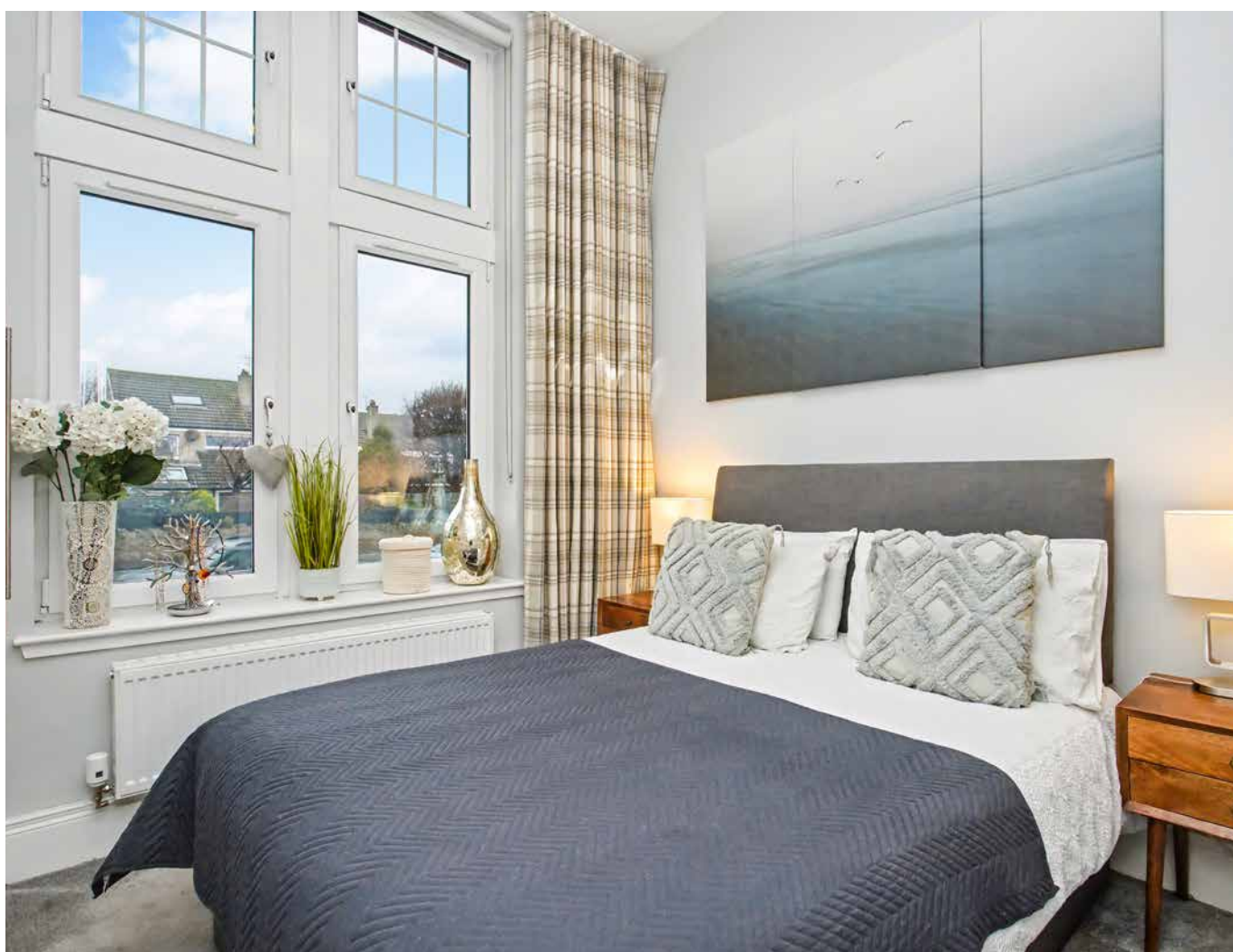
Introducing a ground-floor apartment set within a handsome period building in the heart of the popular coastal village of Gullane. This welcoming home offers a low-maintenance lifestyle ideal for first-time buyers, downsizers and couples. The accommodation includes a sociable open-plan living room and kitchen fitted with contemporary cabinetry, modern appliances, and downlighters, a comfortable double bedroom with a built-in wardrobe, and a modern bathroom with an overhead shower, towel warmer, wall-hung mirror, and vanity storage. Residents also benefit from private allocated parking and access to well-kept communal gardens.

With a variety of local amenities close at hand and Gullane's sandy beach and scenic coastal walking trails just a short drive away, the property enjoys a superb lifestyle setting. Central Edinburgh is also easily accessible, approximately 44 minutes away by car, making this an excellent choice for commuters seeking village living.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: The factor is managed by Ross & Liddell, 6 Clifton Terrace, Edinburgh EH12 5DR, at an approximate yearly cost of £1500 (Scotland Deposit held £500), which includes buildings insurance.





B

EPC  
RATING

C

COUNCIL  
TAX BAND

**VIEWING**

By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

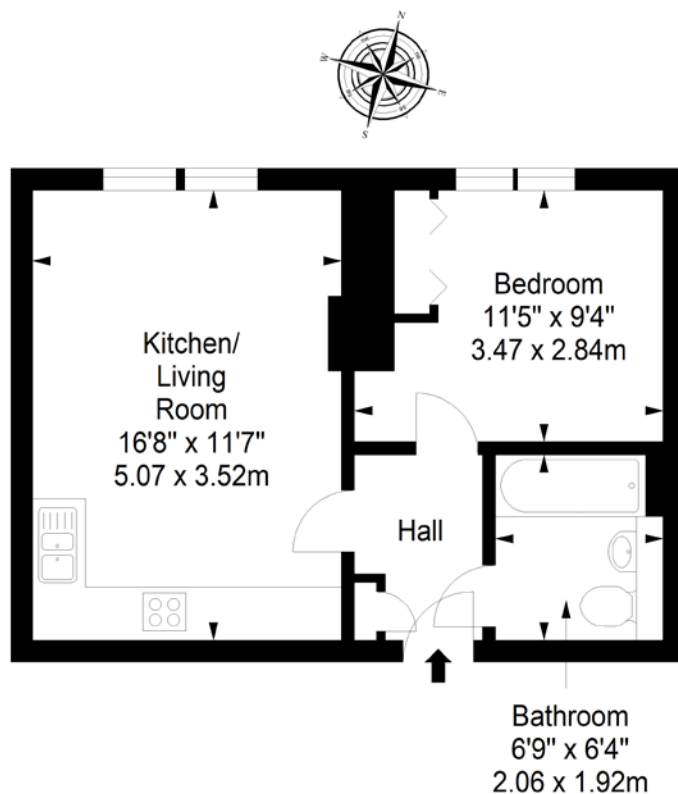
- Ground-floor flat in a handsome period building
- Set in the popular village of Gullane
- Secure phone entry and lift service
- Attractive, modern interiors throughout
- Entrance hall with storage
- Spacious, open-plan kitchen/living room
- Carpeted double bedroom with built-in wardrobe
- Modern bathroom with overhead shower
- Communal Garden
- Private allocated residents' parking

# GULLANE, EAST LoTHIAN

Gullane is a sought-after and charming historic village, situated on the breath-taking East Lothian coast and within easy reach of Edinburgh city centre. The stretch of coastline at Gullane is a haven for birdlife; walks through the dunes offer exhilarating views across the Firth of Forth to Fife. Within the village's bustling main street, there are good local shops catering for everyday requirements as well as independent shops, art galleries, coffee shops, and award-winning restaurants. The vibrant town of North Berwick (5 miles away) and the historic market town of Haddington (7.5 miles away) have a wider range of independent retailers and supermarkets. The surrounding area offers a host of opportunities for the outdoor enthusiast, including sailing clubs, tennis clubs, golfing and horse riding facilities. Gullane is renowned as one of the premier golfing areas and boasts Gullane No. 1, widely regarded as one of the finest courses in Scotland. Gullane Primary School is nearby, while secondary schooling can be found at highly-regarded North Berwick High school. The proximity of Drem Railway Station, which has regular services to Edinburgh Waverley, makes the area a highly desirable location for those commuting by train, while the nearby A1 will take you to Edinburgh by car in around 30 minutes.

## Ground Floor

Approx. 36.5 sq. metres (392.9 sq. feet)



Total area: approx. 36.5 sq. metres (392.9 sq. feet)



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